

schneider, marchant

From: Miller, Teresa
Sent: Wednesday, April 21, 2010 10:44 AM
To: schneider, marchant
Cc: Seigfried, Marilee
Subject: SPEX-2007-0021 Rt 50 Medical
Attachments: SPEX-2007-0021 RED LINE DRAFT CONDITIONS.doc

Marchant –

Attached are the suggested changes to the COA for the above referenced SPEX. The comments include those of the proffer review team. I do have a question regarding the trigger for Condition 8. Bus Shelters. Do we know what the timing will be for bus service to the hospital? I am assuming it will be at the time of occupancy. Just curious as to how long the bond may need to stay in place for those shelters if bus service is not coming to the hospital. If you have any questions, please let me know. I am teleworking today so just send me an IM and I can give you a call!

Teresa

SPEX-2007-0021
STONESPRING MEDICAL CENTER
(April 6, 2010)

1. **Substantial Conformance.** The proposed Special Exception uses and modifications of Buffering and Screening requirements ~~set forth below in Condition 2 and Condition 3~~ shall be developed in substantial conformance with Sheet 1, Sheet 3, Sheet 4, ~~sheet 5,~~ and Sheet 6 (together comprising and herein referred to as the "Special Exception Plat") ~~of the plan set entitled Special Exception Plat, SPEX 2007-0021, StoneSpring Medical Center, prepared by Urban, Ltd., dated March 2007, revised through April 6, 2010 (the "Plans") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for a portion of Tax Map 100/////////65A (PIN# 204-48-7841) (the "Property"), shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.~~
2. **Uses Permitted.** This Special Exception grants approval of the general use "Hospital" and "Medical care facility, outpatient only" ("Outpatient Medical Care Facility"), ~~as defined in the Zoning Ordinance, to be established within the area of the Property shown on Sheet 3, Sheet 4, and Sheet 6 as lying within the bold, dashed lines and labeled "Limits of SPEX" (the "Special Exception Area"). Such uses are in addition to those uses permitted in the PD-OP (Planned Development – Office Park) Zoning District. Subject to the square footage and height limitations set forth on Sheet 1 of shown on the Special Exception Plat . , the Hospital and Outpatient Medical Care Facilities may be constructed in phases generally as shown on the Special Exception Plat . , including the establishment of a fifth (5th) floor on the Hospital building and also within areas marked with a bold, single dashed line on Sheet 3, Sheet 4, and Sheet 6 of the Special Exception Plat and labeled thereon as "Approx. Future Ground Floor Expansion."~~

3. **Buffering and Screening Modification.** This Special Exception grants approval of a modification of buffer and screening regulations applicable to the proposed Special Exception uses ~~as authorized under Section 5-1403(C). This Special Exception specifically approves modification of Section 5-1407(A), which requires buffer yards to be located along the perimeter of a lot or parcel; of Section 5-1414(B)(1)(d)(i), which requires plants to be located within the first 50 feet of the required 100-foot Buffer Yard immediately adjacent to the right of way of Route 50; and Table 5-1414(A) of Section 5-1414(A), which requires a Type 2 Buffer Yard where a Hospital or Outpatient Medical Care Facility is adjacent to a single family attached dwelling, in order to permit the landscape buffer and screen as shown on Sheet 6 of the Special Exception Plat.~~
4. **Stormwater Management.** The Applicant shall provide a minimum of two (2) Low-Impact Development (LID) design measures in the general locations shown as "Possible BMP Facility" on the Special Exception Plat. In designing such facilities, the Applicant shall consult with the Department of Building and Development to identify and implement LID measure(s) deemed likely to be effective based on the physical characteristics of the Property. Where ponds are proposed to meet this requirement, such ponds shall be detention ponds (wet ponds) or enhanced extended-detention basins or similar facilities. The LID measure(s) will be designed and implemented in accordance with applicable provisions of the FSM.
5. **Architectural Design Elements.** The Applicant shall develop the Special Exception uses consistent with the Route 50 Corridor Design Guidelines, as amended, and shall incorporate the following design elements in addition to the extent they are not in conflict with the Proffer Statement III for ZMAP 2006-0007, Glascock Field at Stone Ridge:
 - a. ~~Although Condition 1 above does not require substantial conformance with Sheet 5 of the Plat, nevertheless~~ Ithe exterior building design of the Special Exception uses shall incorporate the architectural concepts of articulated building façades and varied building heights and the use of varied materials and textures, all as generally depicted on Sheet 5 of the Special Exception Plat.

- b. Architectural treatments and materials for phased structured parking shall complement the character and quality of treatments as described in Condition 5a above.
 - c. A written summary of the Applicant's compliance with this Condition shall be submitted as part of the building/zoning permit for the Special Exception Uses and parking structure ~~to which this Condition applies.~~
6. **Acoustical Treatment.** To mitigate aircraft noise attributed to the Property's location within the Airport Impact (AI) Overlay District (Dulles International Airport), the proposed Hospital use shall be constructed to achieve a maximum interior noise level of 45 decibels, as certified by a licensed engineer qualified to evaluate said standard. Documentation of the design techniques and materials proposed by the Applicant to achieve the interior noise levels required by this Condition shall be provided to the County prior to or in conjunction with approval of the first zoning permit for the Hospital use.
7. **Lighting.** Site lighting shall conform to Sections 7.110 and 7.120 of the Facilities Standards Manual (FSM) and the following:
- a. Lighting fixtures used in parking areas and on building exteriors shall be full-cutoff and fully shielded, directed inward and downward, and be designed to prevent glare on adjacent properties and public roads.
 - b. Illumination levels of lighting fixtures shall be no greater than necessary for the fixture's intended purpose per the IESNA (Illuminating Engineering Society of North America) recommended maintained luminance or no greater than illumination levels permitted by Zoning Ordinance Sec.5-1504, whichever is less.
 - c. Energy efficient lighting that meets or exceeds allowance of ASHRA 90.1-2004 or IECC-2006, as amended, shall be used where feasible for all non-emergency exterior lighting.
 - d. Site lighting shall not exceed a maximum average illumination of two (2) foot-candles at ground level during non-business hours unless otherwise required by law, ordinance, or regulation.
 - e. A photometric lighting plan shall be provided as part of each site plan.

8. Bus Shelters. The Applicant shall construct, at no cost to the County, one (1) bus shelter for the "Hospital / Medical Care Facilities (Outpatient)" building and one (1) bus shelter for the "Medical Office Building / Medical Care Facilities (Outpatient)" building as shown on the Special Exception Plat. Final locations shall be coordinated with the Office of Transportation Services (OTS) or such other appropriate Loudoun County Agency prior to or in conjunction with first site plan approval for the Special Exception uses. Maintenance of the shelters shall be the responsibility of the Applicant. The Applicant shall not be responsible for the installation of the bus shelters until such time as regional and/or intra-County bus service is provided to the Property and County requests the bus shelters in writing. The design and construction of the shelters shall be consistent with County guidelines.

9. Bicycle Storage / Shower Facilities.

- a. A minimum of two (2) bicycle racks shall be provided prior to or in conjunction with issuance of the first occupancy permit for the Special Exception uses. The bicycle racks shall be located at locations convenient to Hospital and Outpatient Medical Care Facility employees and visitors and shall accommodate a minimum of five (5) bicycles each. The locations of the bike racks will be determined at time of site plan.
- b. A minimum of one (1) shower facility shall be provided to employees of the Hospital use, the location of which will be shown at time of building/zoning permit application

~~10. **Fuel Storage.** A fuel spill containment detail shall be shown on each site plan that shows any auxiliary fuel storage on this parcel prior to site plan approval.~~

~~11. A trail public access easement and maintenance agreement shall be established prior to first site plan approval.~~